

153.0

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
840,900 / 840,900
APPRAISED:
USE VALUE:
ASSESSED:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		CHESTER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PICKERING MARY C	
Owner 2:		
Owner 3:		
Street 1:	32 CHESTER ST	
Street 2:		

Twn/City: ARLINGTON		
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION			
This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1825 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										101749
										GIS Ref
										GIS Ref
										Insp Date
										10/20/16



USER DEFINED

Prior Id # 1:	101749
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:08:12
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Tax District										
PAT ACCT.										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,900	0	9,015.	552,400	949,300	949,300	Year End Roll	12/18/2019
2019	101	FV	289,900	0	9,015.	517,800	807,700	807,700	Year End Roll	1/3/2019
2018	101	FV	289,900	0	9,015.	428,100	718,000	718,000	Year End Roll	12/20/2017
2017	101	FV	289,900	0	9,015.	393,600	683,500	683,500	Year End Roll	1/3/2017
2016	101	FV	285,600	0	9,015.	359,000	644,600	644,600	Year End	1/4/2016
2015	101	FV	274,200	0	9,015.	352,100	626,300	626,300	Year End Roll	12/11/2014
2014	101	FV	274,200	0	9,015.	327,300	601,500	601,500	Year End Roll	12/16/2013
2013	101	FV	274,200	0	9,015.	311,400	585,600	585,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEYRELLES F FRA	10845-240		6/15/1965	Mult Lots	4,000	No	No		Sale is for 0 lot Cedar (156-4-5) only
MEYRELLES IDALI	10503-105		4/14/1964	Family	1	No	No		Sale of 0 lot on Cedar (156-4-5) only
FORD MARGARET V	9524-20		12/29/1959	Mult Lots	9,500	No	No		Sale for 32 Chester only other 1/2 interest
MALONEY JULIA A	9524-019		12/29/1959	Mult Lots	9,500	No	No		Sale for 32 Chester only 1/2 interest
MALONEY CATHERI	9394-166		6/16/1959	Family	1	No	No		Sale for 32 Chester only

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1176	Redo Kit	38,000	8/24/2015				Renovate existing

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	Permit Visit	DGM	D Mann
10/20/2016	Meas/Inspect	DGM	D Mann
10/29/2008	Meas/Inspect	163	PATRIOT
11/5/2000	Hearing N/C	189	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
4/7/1999		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	LOT 156-4-5 COMBINED WITH THIS PARCEL 4/99.. 4500+4515=9015 S/F.... SINK IN BSMT.				13	WDK (208)	16	15	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	10%	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Average		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1				FY LR DR D K FR RR BR FB HB L O						
Color: BROWN				A Kits:	Rating:					Other						
View / Desir:				Fpl: 2	Rating: Average					Upper						
GENERAL INFORMATION				WSFlue:	Rating:					Lvl 2						
Grade: C+ - Average (+)				CONDO INFORMATION								Lvl 1				
Year Blt: 1937		Eff Yr Blt:		Location:								Lower				
Alt LUC:		Alt %:		Total Units:								Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1
Jurisdct:		Fact: .		Floor:								Exterior:	No Unit	RMS	BRs	FL
Const Mod:				% Own:								Interior:	1	7	4	
Lump Sum Adj:				Name:								Additions:				
INTERIOR INFORMATION				DEPRECIATION								Kitchen:				
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %					Baths:						
Prim Int Wall: 2 - Plaster				Functional:	%					Plumbing:						
Sec Int Wall:				Economic:	%					Electric:						
Partition: T - Typical				Special:	%					Heating:						
Prim Floors: 3 - Hardwood				Override:	%					General:						
Sec Floors:				Total:	18.6 %					Totals	1	7	4			
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN				
Subfloor:				Basic \$ / SQ: 135.00				Rate Parcel ID Typ Date Sale Price				Exterior:	No Unit	RMS	BRs	FL
Bsmnt Gar: 1				Size Adj.: 1.29985297								Interior:	1	7	4	
Electric: 3 - Typical				Const Adj.: 0.99287075								Additions:				
Insulation: 2 - Typical				Adj \$ / SQ: 174.229								Kitchen:				
Int vs Ext: S				Other Features: 95320								Baths:				
Heat Fuel: 1 - Oil				Grade Factor: 1.10								Plumbing:				
Heat Type: 5 - Steam				NBHD Inf: 1.00000000								Electric:				
# Heat Sys: 1	% Heated: 100	% AC: 50	Solar HW: NO	NBHD Mod:								Heating:				
% Com Wall	% Sprinkled:	WtAv\$/SQ: 1.00								General:						
MOBILE HOME				Adj Total: 487565								Totals	1	7	4	
SPEC FEATURES/YARD ITEMS				Depreciation: 90687								RES BREAKDOWN				
Make: [] Model: [] Serial #: [] Year: [] Color: []				Final Total: 396900				No Unit RMS BRs FL								
PARCEL ID 153.0-0004-0005.0				Val/Su SzAd 245.64				Exterior:	No Unit	RMS	BRs	FL				
Code Description A Y/S Qty				Juris. Factor: Before Depr: 191.65				Interior:	1	7	4					
Size/Dim Qual Con Year				Special Features: 0 Val/Su Net: 139.17				Additions:								
Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value				Final Total: 396900 Val/Su SzAd 245.64				Kitchen:								
More: N				Total Yard Items: []				Baths:								
Total Special Features: []				Total: []				Plumbing:								
HST FFL BMT (68)								Electric:								
								Heating:								
								General:								
								Totals	1	7	4					
								RES BREAKDOWN								
								Exterior:	No Unit	RMS	BRs	FL				
								Interior:	1	7	4					
								Additions:								
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